009.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,037,300 / 1,037,300
					USE VALUE:	1,037,300 / 1,037,300
					ASSESSED:	1,037,300 / 1,037,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHASSE MARY
Owner 2:	
Owner 3:	
Street 1:	25 WYMAN TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KORMANOS ANASTASIA H -
Owner 2:	TRUSTEES/A. KORMANOS TRUST -
Street 1:	49 CHUCKIES WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3146 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7790.000	508,700	5,600	523,000	1,037,300
Total Card	0.179	508,700	5,600	523,000	1,037,300
Total Parcel	0.179	508,700	5,600	523,000	1,037,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.72 /Parcel: 329.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,700	5600	7,790.	523,000	1,037,300		Year end	12/23/2021
2021	104	FV	484,800	5600	7,790.	523,000	1,013,400		Year End Roll	12/10/2020
2020	104	FV	485,000	5600	7,790.	523,000	1,013,600	1,013,600	Year End Roll	12/18/2019
2019	104	FV	373,000	5600	7,790.	555,600	934,200	934,200	Year End Roll	1/3/2019
2018	104	FV	373,000	5600	7,790.	405,300	783,900	783,900	Year End Roll	12/20/2017
2017	104	FV	349,000	5600	7,790.	353,000	707,600	707,600	Year End Roll	1/3/2017
2016	104	FV	349,000	5600	7,790.	300,700	655,300	655,300	Year End	1/4/2016
2015	104	FV	309,400	5600	7,790.	294,200	609,200	609,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KORMANOS ANASTA	71926-205	1	11/26/2018	Family	1	No	No		
KORMANOS HARRY	28543-614		5/6/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/1998	527	Manual	7,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/3/2009	Meas/Inspect	345	PATRIOT
9/23/1999	Meas/Inspect	243	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7790		Sq. Ft.	Site		0	80.	0.84	1									522,958						523,000	

Patriot Properties Inc.

User Acct: 7799
GIS Ref:
GIS Ref:
Insp Date: 10/06/17
!834!

PRINT

Date	Time
12/29/21	19:05:42

LAST REV

Date	Time
12/31/18	14:42:05
mmcmakin	

USER DEFINED

Prior Id # 1:	7799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.17883	Total SF/SM:	7790	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	522,958	Spl Credit		Total:	523,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02473235
Const Adj.:	0.98000199
Adj $ / SQ:	180.763
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	737309
Depreciation:	228566
Depreciated Total:	508743

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	8	5	M
Totals			
2	14	8	

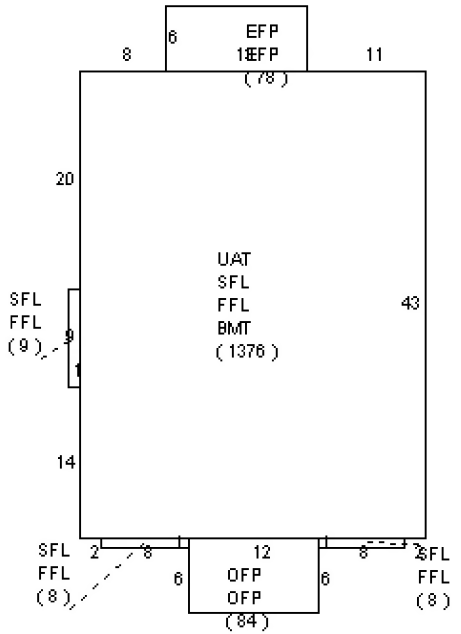
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.76
Special Features:	0	Val/Su Net:	104.97
Final Total:	508700	Val/Su SzAd	181.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,401	180.760	253,249
SFL	Second Floor	1,401	180.760	253,249
BMT	Basement	1,376	54.230	74,619
UAT	Upper Attic	344	126.530	43,528
OFP	Open Porch	168	25.800	4,334
EFP	Enclos Porch	156	43.780	6,830

Net Sketched Area:	4,846	Total:	635,809
Size Ad 2802	Gross Area 5878	FinArea	3146

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X23	A	AV	1924	20.43	T	40	104			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc